

**NOTICE OF CONTINUANCE
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will continue a public hearing on Wednesday, August 20, 2014 beginning at 6:30 p.m. in the Town Council Room, Second Floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. Continued review of updated traffic report, peer review report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elam Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 21st day of July 2014

Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary

**NOTICE OF CONTINUANCE
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will continue a public hearing on Wednesday, August 20, 2014 beginning immediately following another recessed hearing which is to commence at 6:30 p.m. in the Town Council Room, Second Floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. Continued review of mixed use and handicapped parking on site for the Special Permit application for **Stepney Place, LLC**, proposing to convert 27,365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 24th day of July 2014

Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary

**LEGAL NOTICE
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will hold a public hearing on Wednesday, August 20, 2014 beginning immediately following two previously scheduled public hearings which are to commence at 6:30p.m. in the Town Council Room, second floor of the town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF-Waterfront and Floodplain Zoning Districts, ID# 10-321;

2. Special Permit Application, **CannLabs, Inc.**, proposing a a medical cannabis testing/research laboratory facility of approximately 5,333 square feet within a portion of an existing building located at 712 Brook Street, Suite 102 in a BP-Business Parking Zoning District; ID # 16-282;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of this application are on file in the Planning Department, Town Hall and/or Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 7th and 14th day of August, 2014

Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary



**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
NOTICE AND AGENDA OF REGULAR MEETING
WEDNESDAY, August 20, 2014**

Town Council Room, Second Floor, Town Hall, 761 Old Main Street, Rocky Hill, CT 06067

1. PUBLIC HEARINGS AT 6:30 P.M.

A. Continued Hearing: Continued review of updated traffic report, peer review report, receive comments on the traffic report and comments related thereto, Proposed settlement of **Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission**, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

B. Continued Hearing: Continued review of mixed use and handicapped parking on site for the Special Permit application for **Stepney Place, LLC**, proposing to convert 27,365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

C. Special Permit/Site Plan Application, **Jenna Cavallieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF-Waterfront and Floodplain Zoning Districts, ID# 10-321;

D. Special Permit Application, **CannLabs, Inc.**, proposing a a medical cannabis testing/research laboratory facility of approximately 5,333 square feet within a portion of an existing building located at 712 Brook Street, Suite 102 in a BP-Business Parking Zoning District; ID # 16-282;

2. CALL TO ORDER IMMEDIATE FOLLOWING CLOSURE AND/OR RECESS OF PUBLIC HEARING

3. PUBLIC (generally limited to 3 minutes)

4. ADOPT THE AGENDA

5. CONSENT AGENDA

- A. Minutes and Working Notes from July 16, 2014
- B. Minutes and Working Notes from July 22, 2014

6. AGENDA ITEMS

A. Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elam Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

B. Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Sials Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

C Special Permit/Site Plan Application, **Jenna Cavaliere**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF-Waterfront and Floodplain Zoning Districts, ID# 10-321;

D. Special Permit Application, **CannLabs, Inc.**, proposing a a medical cannabis testing/research laboratory facility of approximately 5,333 square feet within a portion of an existing building located at 712 Brook Street, Suite 102 in a BP-Business Parking Zoning District; ID # 16-282;

7. ANY OTHER BUSINESS

- A. Status Update - Plan of Conservation and Development

8. COMMUNICATIONS

9. APPROVE BILLS

10. ADJOURN

Dated in Rocky Hill CT this 30th day of July 2014.

Rocky Hill Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary